

Request for Proposal (“RFP”)

Revenant and Hell Hole Trailheads

BLM St. George Field Office

St. George Utah

Issued by:
Washington County
111 E Tabernacle St
St. George, UT 84770

Issue Date:	April 10, 2026
Closing Date:	April 29, 2026

1. Intent

It is the intent of Washington County, UT (“County”), in partnership with the Bureau of Land Management (BLM) St. George Field Office, to obtain proposals from qualified industry experts that can provide construction services in compliance with industry standards. The selected proponent (“Contractor”) will construct a Trailhead, designed by the BLM. (Attachment A and B).

Background and Objective

The West Mountain Trail System includes the Hell Hole downhill trail and the Revenant Trail System is a recently constructed, approximately 13-mile mountain biking system of trails located near West Mountain on Hwy 91. It includes the Hell Hole downhill trail and the Revenant Trail System. The trails have been constructed over the last 3 years through a partnership between the BLM, Trail Alliance of Southern Utah and the State of Utah. Two trailheads are needed for this system and are being funded by Washington County, the State of Utah and the BLM. Parking for the Revenant portion of this trail system is currently occurring in a small, cleared area at the location of the Revenant trailhead. The Revenant Trailhead will include improved parking, CXT toilet, Kiosk, fencing and a bicycle repair station. The Hell Hole Trailhead is at the top of the downhill trail and will include improved parking, fencing, kiosk and signage. Ensuring good ingress and egress from Hwy 91 and some access road improvement would also be included.

2. Submission Deadline and Selection Date

To receive consideration, a response to the RFP must be submitted to the County no later than 2:00 pm on April 29, 2026. One electronic and two physical copies of the proposal should be delivered to:

Washington County
Greater Zion Convention and Tourism Office
111 E Tabernacle St
St. George, UT 84770

Attention: Leslie Fonger
Greater Zion Convention and Tourism Office
Destination Development Manager
Leslie.fonger@washco.utah.gov

There will be a public bid opening on April 29, 2025 at 2:30 pm at the Washington County Administration Building 111 E. Tabernacle St Saint George UT in room 182.

Each proposal will be reviewed and scored according to the Selection Criteria contained in this RFP. A proposal is anticipated to be selected by May 5, 2026.

3. Project Scope

Revenant Trailhead Construction

- Detailed project management description
- Detailed project collaboration plan
- Trailhead Construction to include the following (not an exhaustive list):
 - Grubbing and clearing
 - Crushed aggregate base
 - concrete curb stops
 - Fencing (dried wood)
 - Concrete work
 - Kiosk and additional signage
 - Bike repair station
 - CXT Restroom (Comfort station) concrete apron
 - Access road improvement
- Trailhead Construction will occur according to the attached design, specifications and descriptions provided by the BLM (Attachment A).

Hell Hole Trailhead Construction

- Project Collaboration plan
- Trailhead Construction to include the following (not an exhaustive list):
 - Crushed aggregate base
 - Fencing (dried wood)
 - Kiosk and additional signage
 - Access road improvement
- Trailhead Construction will occur according to the attached design, specifications and descriptions provided by the BLM (Attachment B).

Please send questions to Leslie Fonger (Leslie.fonger@washco.utah.gov) no later than April 22, 2026.

4. Proposal Requirements

Contractor's proposals are required to base their proposal submission, and all pricing contained therein, on the requirements set out in this RFP. Notwithstanding these requirements, candidates are encouraged to provide innovative ideas and suggestions that may improve upon the requirements in this document. All applicable Federal, and State of Utah rules and regulations will be followed and met in this project. Proposal shall detail the specific services to be provided.

Proposals shall include the following:

1. Cover Letter and Executive Summary, which shall include the following:
 - a. The Contractor's organization name, date established, Tax Identification Number, and a brief history of the organization.
 - b. Contact information (name, address, phone number, and email address)

c. List of key members in the organization

2. A detailed narrative describing the proposed project approach and summary of understanding of the project scope and requirements.
3. A proposed schedule of fees and reimbursable expenses for the construction.
4. A portfolio of Contractor's previous similar projects, including Contractor's specific role in the project and reference information.
5. A list of contractors/sub-contractors and the service they will provide (if applicable).
6. Timeline for completion of the project
7. Proposal shall be based on executing a contract. If specific terms and conditions are preferred, the proposal may request such terms and conditions.
8. Provide the names and current contact information of three references. Provide the project names and services provided for each reference.

5. Proposed Timeline

April 10, 2026	RFP Issued
April 20, 2026	on-site field meeting
April 29, 2026	Proposals Due
May 5, 2026	Anticipated Selection Date

6. Informational Meeting

To facilitate an understanding of the project, an on-site field meeting is scheduled for Monday April 20, 2:00 PM at the Revenant Trailhead location. We will visit and discuss both trailhead locations. The field meeting is not mandatory, but participation is strongly encouraged. Please indicate your intent to participate, providing the names and contact info of those attending, to:

Leslie Fonger
Leslie.fonger@washco.utah.gov

7. Evaluation of Submissions

All proposals must be in reference to the terms and conditions stated in this RFP. The awarded proposal will be selected based on the County's determination of the top-scoring and most advantageous proposal, and completed reference checks.

The decision to request interviews/presentations is at the discretion of the County. The intent of the presentation, if held, will be to allow the County an opportunity to clarify and ask

questions resulting from the initial evaluation. No new information may be brought forward. Presentations are not guaranteed. Candidates are advised to fully respond to the RFP at the time of submission.

Selection Criteria	Maximum Points 100
1. Experience with related/similar projects	25
2. Approach and attitude toward the project demonstrating collaborative work history, sufficient team depth and availability	25
3. Performance – technical/budget/schedule	20
4. References	10
5. Overall Proposed Cost	20

8. **Award**

The County will either award an appointment in whole or in part or will announce that no appointment will be made. Washington County reserves the right to accept or reject any or all proposals.

9. **Terms and Conditions of the RFP**

Disclosure. Upon award of the contract, all proposals accepted by the County shall become a matter of public record and shall be regarded as public, except those elements of each proposal that are identified by the Contractor as business or trade secrets and plainly marked as “trade secret,” “confidential,” or “proprietary.” Each element of a proposal that the Contractor desires not to be considered a public record must be clearly marked. Any blanket statement (i.e. regarding entire pages, documents, or other non-specific designations) shall not be sufficient and shall not bind the County in any whatsoever. If disclosure is required under the Utah Government Records Access Management Act (“GRAMA”) or otherwise by law (despite the Contractor’s request for confidentiality), the Contractor shall promptly comply with such disclosure requirements.

Agreement for Awarded Contractor. The Contractor will enter into a Professional Service Agreement with the County based on the contents of the RFP and the Contractor’s proposal.

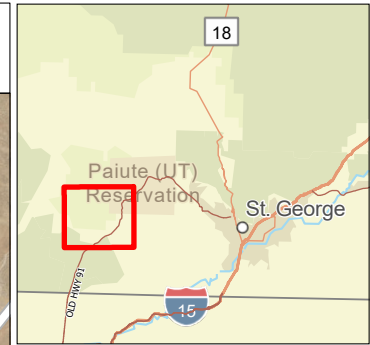
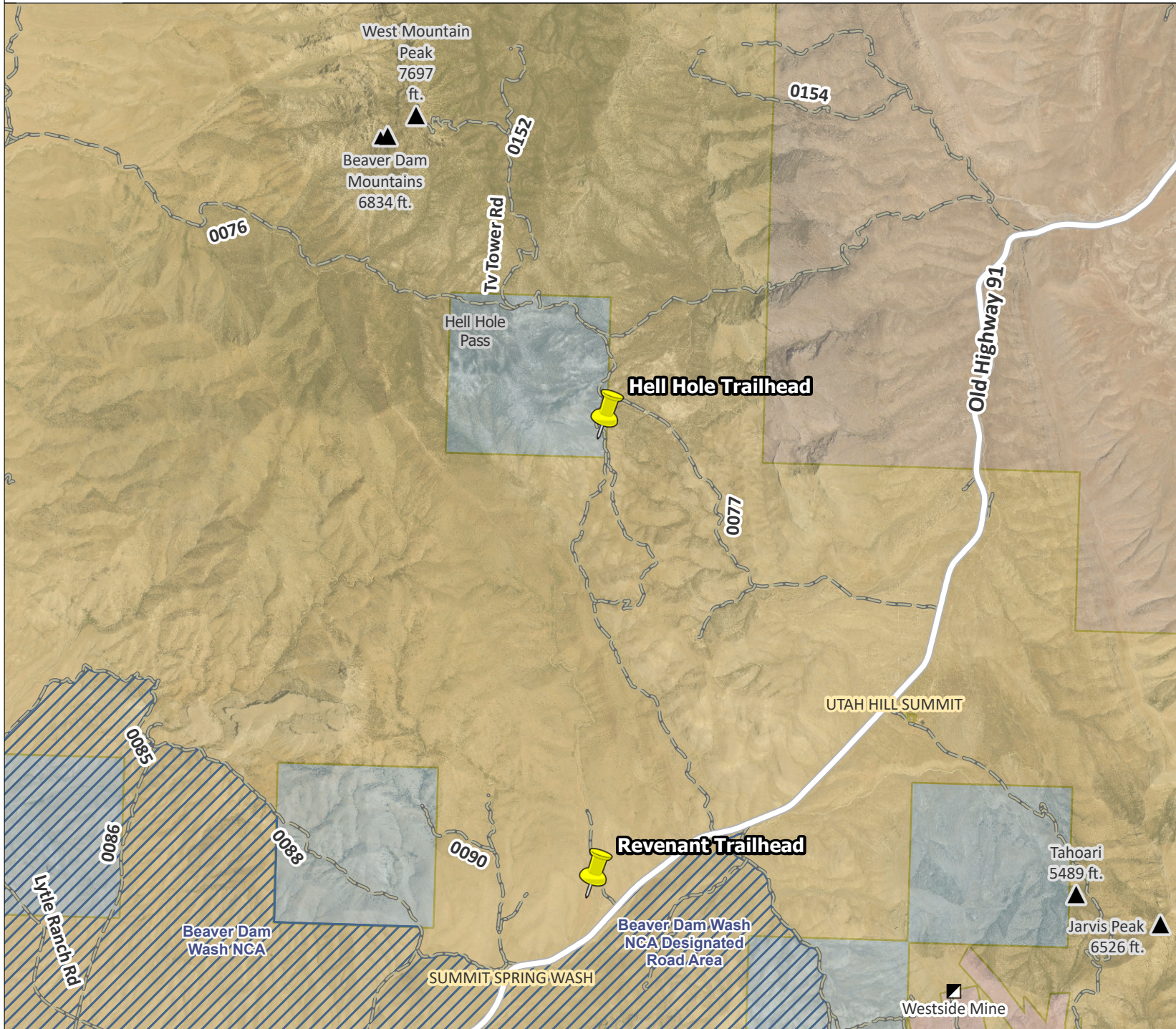
Insurance. Before executing a Professional Service Agreement, the Contractor will be required to provide proof of the required insurance and endorsement to the County. Contractors are encouraged to contact their insurance carriers once Contractor reviews the Professional Service Agreement to ensure that the insurance requirements can be met if selected. Insurance requirements may vary based on the final agreed-upon scope of the project.

Failure to Agree. If the County and selected Contractor cannot agree on a satisfactory agreement, the County reserves the right to terminate negotiations. The County may then negotiate an agreement with another RFP applicant, or County may submit another request for proposals or pursue other allowable means.

Right to Reject. The County reserves the right to reject any and all proposals. In addition, the County will not reimburse costs associated with the preparation or presentation of the proposals.

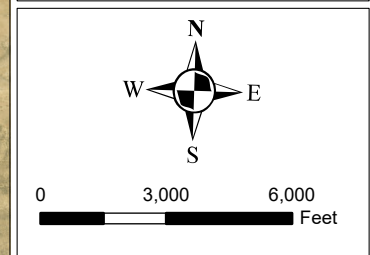


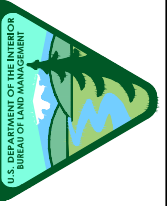
West Mountain Trailheads



Legend

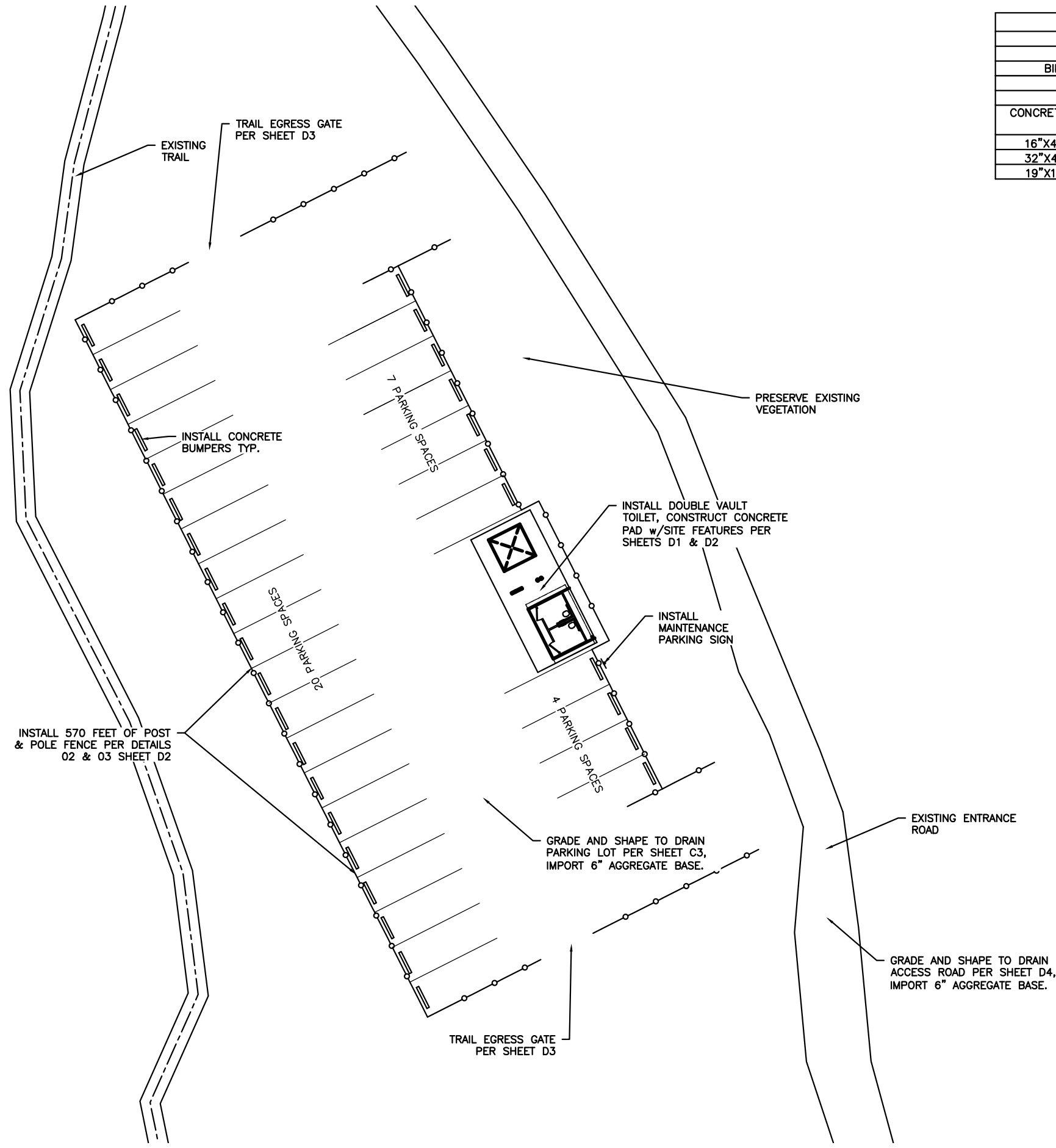
- Trailhead**
 - Yellow pushpin icon
- Road Centerlines**
 - Major: Solid white line
 - Dirt Road: Dashed grey line
- Ownership**
 - Bureau of Land Management: Yellow fill
 - Shivwits Reservation: Tan fill
 - State of Utah: Light blue fill
 - Mining Claim: Pink fill
 - Beaver Dam Wash NCA: Blue hatched pattern
- Other Symbols**
 - Mine: Black square icon
 - Mtn Range: Black triangle icon
 - Peak: Black triangle icon





APPROVED	DATE	DESCRIPTION	MARK

GOVERNMENT FURNISHED MATERIAL		
	QTY.	NOTES
FENCING	569 LF	PICK UP AT BLM WAREYARD
BIKE REPAIR STATION	1 EA	PICK UP AT BLM WAREYARD
BIKE RACK	1 EA	PICK UP AT BLM WAREYARD
KIOSK	1 EA	PICK UP AT BLM WAREYARD
CONCRETE DOUBLE VAULT TOILET	1 EA	COORDINATE INSTALL WITH SUBCONTRACTOR
16"x42" TRAIL EGRESS SIGN	1 EA	PICK UP AT BLM WAREYARD
32"x42" TRAIL EGRESS SIGN	1 EA	PICK UP AT BLM WAREYARD
19"x18" TRAIL EGRESS SIGN	1 EA	PICK UP AT BLM WAREYARD



SITE NOTES

SPACE IS LIMITED ON SITE. ALL STAGING SHALL BE DONE WITHIN THE CONSTRUCTION BOUNDARIES. SITE IS ACCESS BY A NATURAL GRADED DIRT ROAD. NO ADDITIONAL AREA MAY BE DISTRIBUTED TO ALLOW FOR TRUCK TURN AROUND. PLAN ACCORDINGLY.

CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES AND OTHER TRAFFIC CONTROL FOR SITE CLOSURE.

SITE HAS BEEN PREVIOUSLY GRUBBED. ADDITIONAL SITE CLEARING MAY BE REQUIRED. GRUBBED MATERIAL SHALL BE HAULED OFF SITE AND DISPOSED OF IN A LEGAL MANNER.

CONTRACTOR TO PROVIDE EROSION CONTROL.

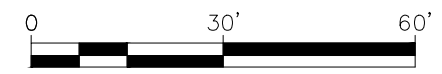
ACCESS ROAD HAS VARYING WIDTHS. CONTRACTOR TO VERIFY QUANTITIES REQUIRED.

LEGEND:

—○— WOOD FENCE

PARKING

30 PARKING STALLS (10'X25')
1 MAINTENANCE PARKING STALL (10'X25')
30' WIDE AISLE





UTAH

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
REVENANT TRAILHEAD GRADING PLAN

PROJECT NO:	REVENANT TRAILHEAD	APPROVED	DATE
DESIGN OFFICE:	SCEDGEORGE		
DESIGNED BY:	MJJ		
DRAWN BY:	MJJ		
CHK'D BY:	BLK		
APPROVED BY:	MMS		
DATE:	May 7, 2025		

EXCAVATION VOLUMES(SUBGRADE)				
	SQ FT	CUT	FILL	NET
PARKING AREA	20,059	508.39 CY	606.02 CY	97.63 CY FILL

AGGREGATE VOLUMES			
	SQ FT	CUBIC YARDS	TOTAL NET
AGGREGATE BASE PARKING AREA	17,089	316 CY	
AGGREGATE BASE SLAB & TOILET	646	12 CY	
AGGREGATE BASE ROAD	34,425	638 CY	
			966 CY

REQUIRED TESTING

PARKING AND ROAD SUBBASE(NATIVE)	
PROCTOR	1
COMPACTION @ 90% OF PROCTOR	1/5000 SQ FT
PARKING AGGREGATE BASE	
PROCTOR	1
SIEVE ANALYSIS	1
COMPACTION @ 90% OR PROCTOR	1/5000 SQ FT
STRUCTURAL FILL CONCRETE/STRUCTURES	
PROCTOR	1
COMPACTION @ 95% OF PROCTOR	1/500 SQ FT
CONCRETE	
MIX DESIGN	APPROVED
SLUMP	4" ±1"
AIR CONTENT	4-6%
TEMPERATURE	SEE SPECS
COMPRESSIVE STRENGTH	4000 PSI

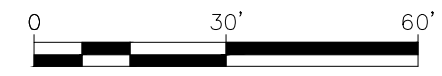
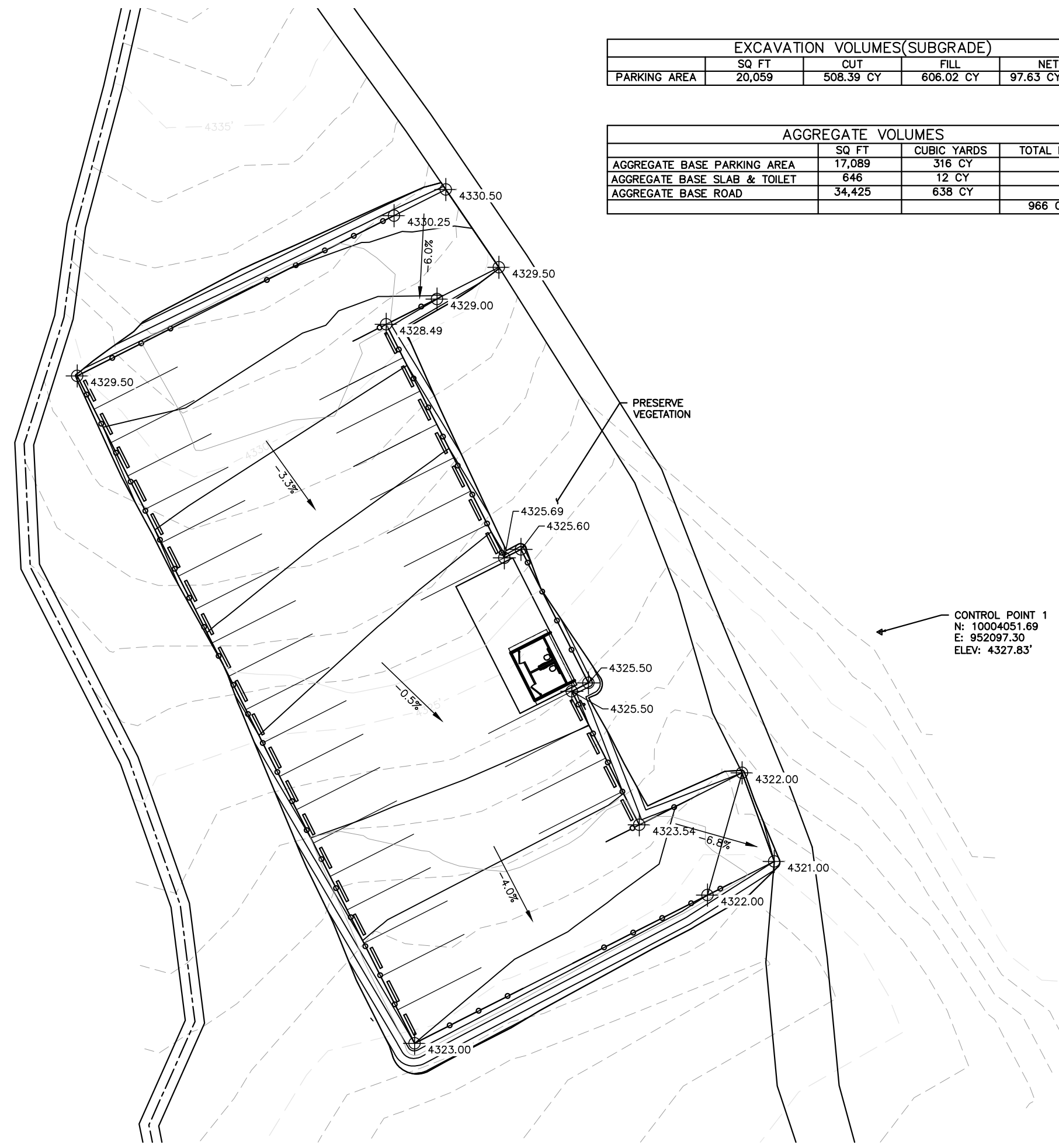
SEE SPECIFICATIONS FOR COMPLETE LIST OF REQUIRED TESTING AND ADDITIONAL DETAIL AND REQUIREMENTS.

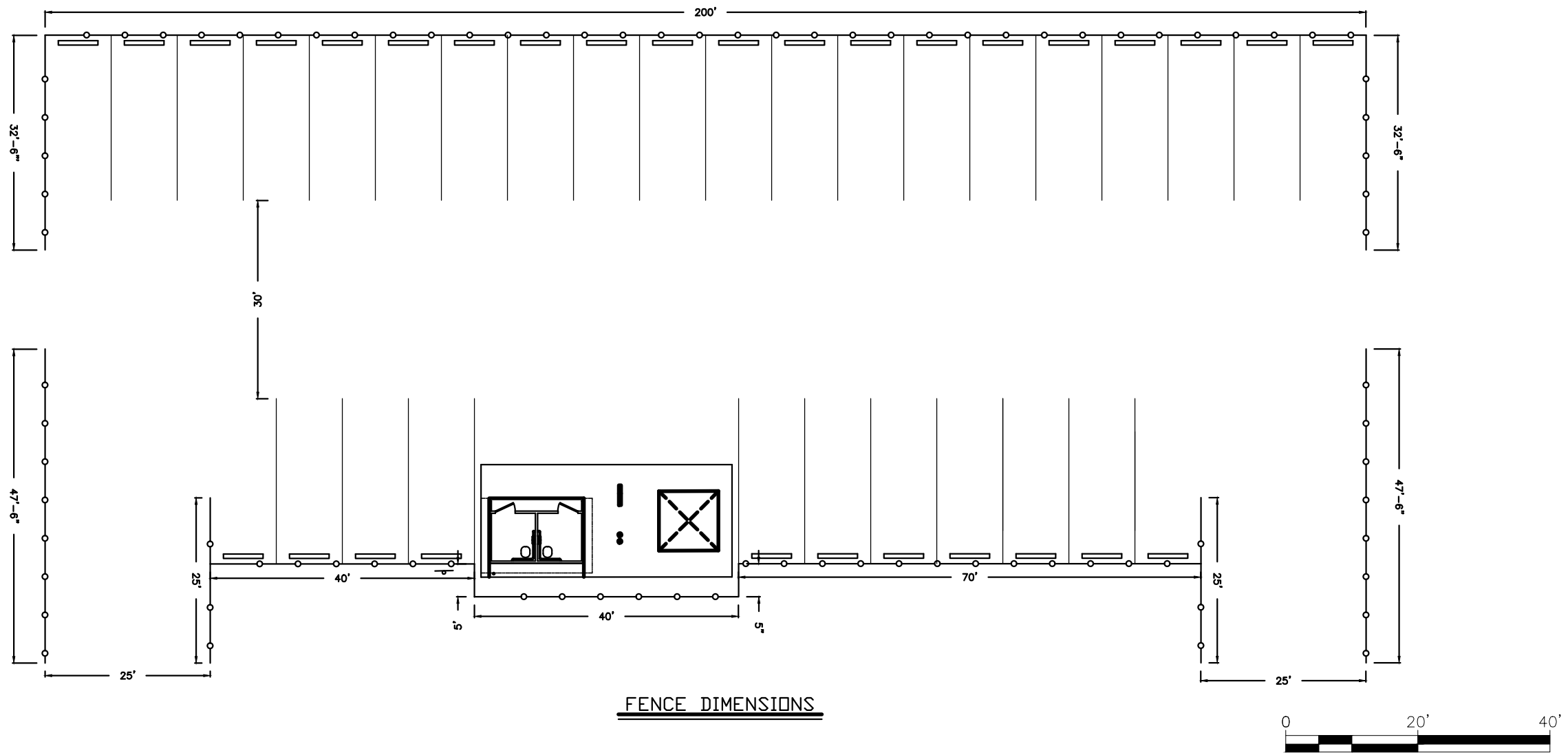
NOTES:

- GRUBBED MATERIAL MUST BE HAULED OFF SITE AND DISPOSED OF IN A LEGAL MANNER.
- ALL CONCRETE TO BE LIGHT BROOM FINISH.

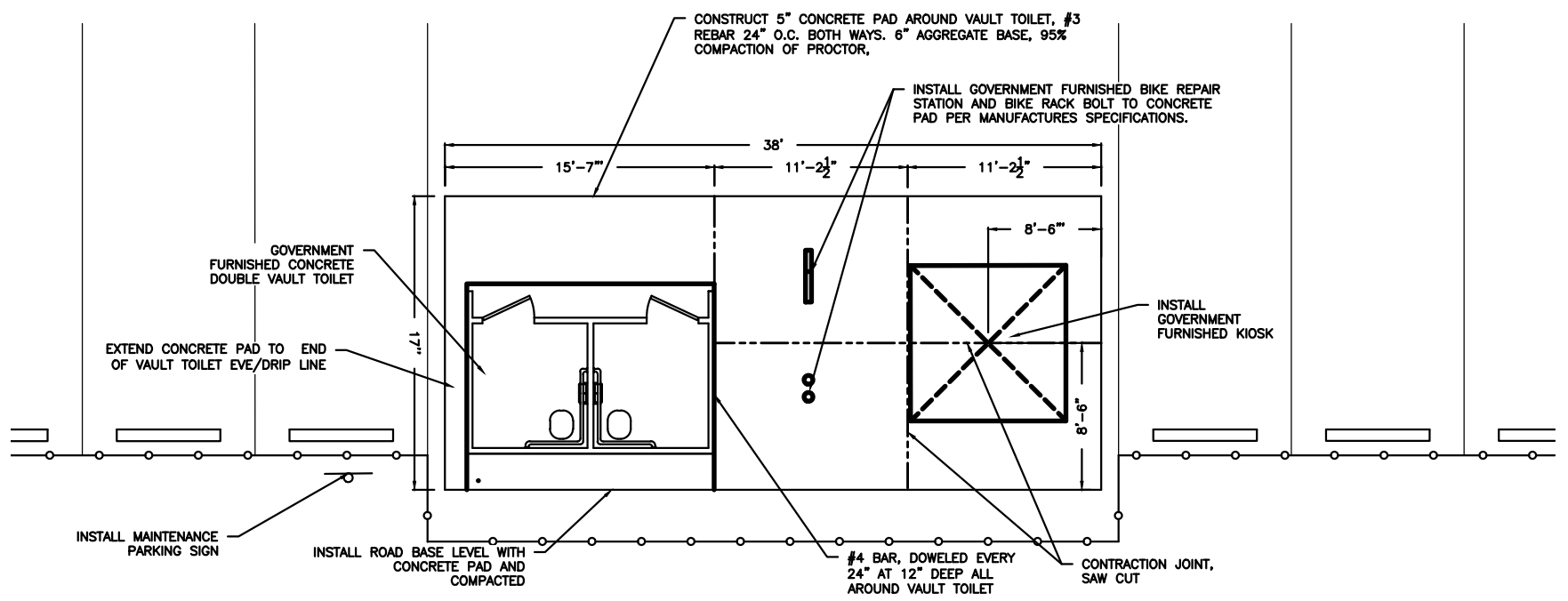
LEGEND:

- EXISTING 5' MAJOR CONTOUR
- EXISTING 1' MINOR CONTOUR
- PROPOSED 5' MAJOR CONTOUR
- PROPOSED 1' MINOR CONTOUR
- CONTROL POINT
- WOOD FENCE

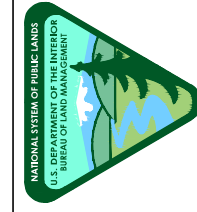




FENCE DIMENSIONS



VAULT TOILET & CONCRETE PAD
NOT TO SCALE



UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
REVENANT TRAILHEAD
TYPICAL DETAILS

PROJECT NO: REVENANT TRAILHEAD	APPROVED	COLOR	COUNTRY	DISTRICT	ST. GEORGE	FIELD OFFICE	UTAH
DESIGN OFFICE: STGEORGE	DATE	DESCRIPTION	MARK				
DESIGNED BY: MJJ							
DRAWN BY: MJJ							
CHK'D BY: BLK							
APPROVED BY: MMS							
DATE: May 7, 2025							



UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

REVENANT TRAILHEAD
TYPICAL DETAILS

UTAH

COLORADO DISTRICT ST. GEORGE FIELD OFFICE

PROJECT NO: REVENANT TRAILHEAD

DESIGN OFFICE: CGDO

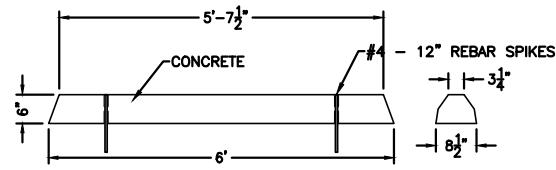
DESIGNED BY: MJJ

DRAWN BY: MJJ

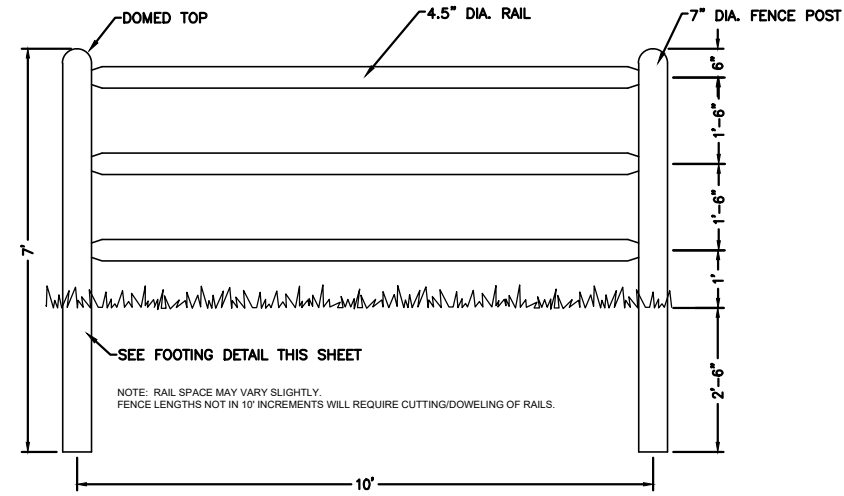
CHK'D BY:

APPROVED BY: MJJ

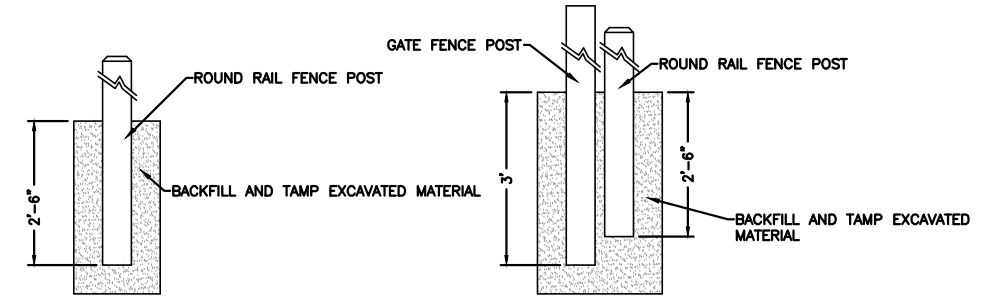
DATE: May 7, 2025



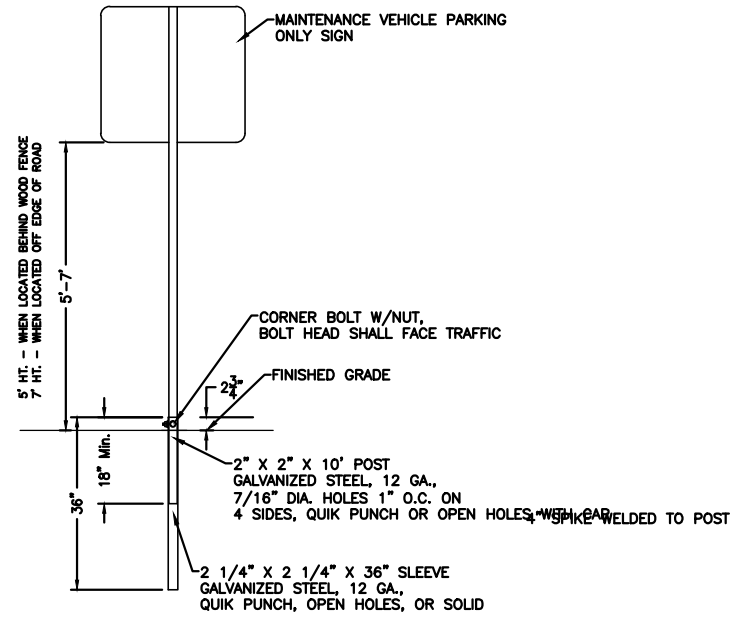
01
D2 CONCRETE BUMPER
NOT TO SCALE



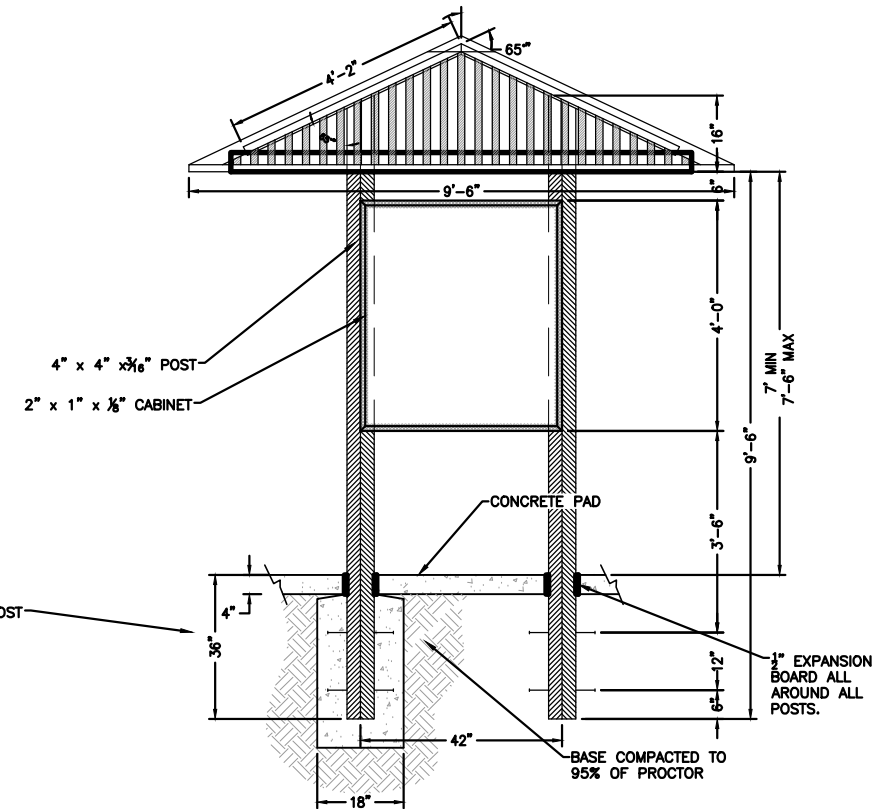
02
D2 3 RAIL FENCE DETAIL
NOT TO SCALE



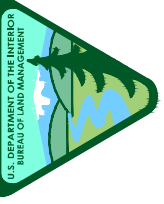
03
D2 FENCE FOOTING DETAILS
NOT TO SCALE



05
D2 BREAKAWAY SIGN
NOT TO SCALE

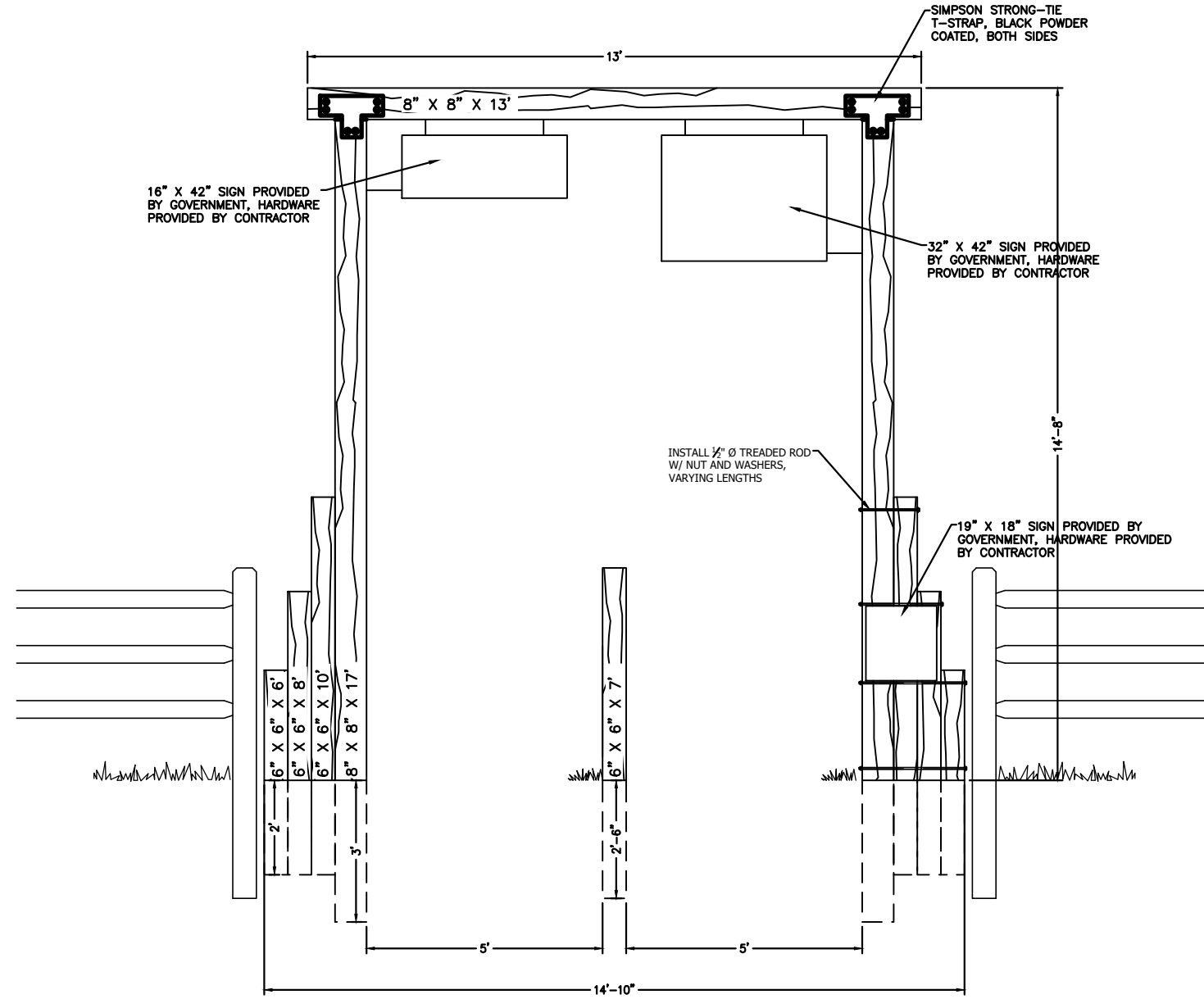


06
D2 4-SIDED KIOSK
NOT TO SCALE



NOTES:

PROVIDE ROUGH SAWN DIMENSIONAL LUMBER IN SIZES SHOWN ON DETAIL DRAWING. LUMBER MUST BE EITHER TREATED OR HARDWOOD. CONTRACTOR SHALL PROVIDE SUBMITAL OF AVAILABLE WOOD SPECIES AND TREATMENT.



01
D3 **TRAIL EGRESS GATE**
NOT TO SCALE

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

REVENANT TRAILHEAD
TRAIL EGRESS GATE DETAIL

UTAH

COLORADO COUNTY DISTRICT ST. GEORGE FIELD OFFICE

PROJECT NO:	REVENANT TRAILHEAD
DESIGN OFFICE:	CGDO
DESIGNED BY:	MJJ
DRAWN BY:	MJJ
CHK'D BY:	
APPROVED BY:	MJJ
DATE:	May 7, 2025

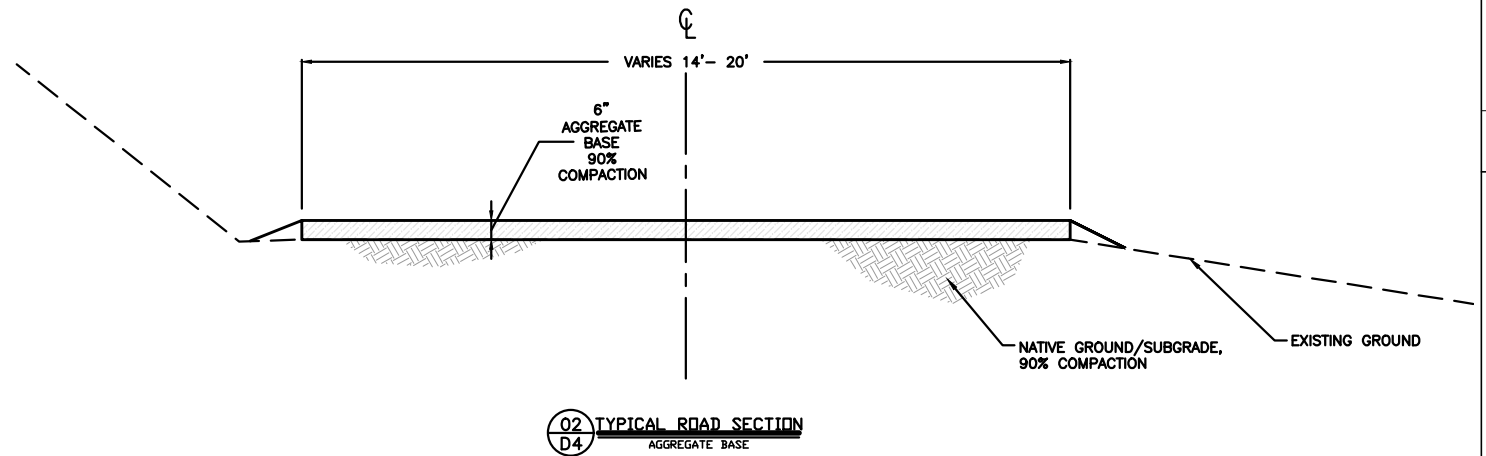


ACCESS ROAD

SHAPE, GRADE AND PLACE AGGREGATE BASE ALONG ACCESS ROAD. FROM THE INTERSECTION OF OLD HIGHWAY 91 TO THE WEST ENTRANCE OF THE REVENANT TRAILHEAD. MAINTAIN PERPENDICULAR INTERSECTION WITH OLD HIGHWAY 91.

GRADE THE ROAD TO DRAIN AT A 2% SIDE SLOPE.

ROAD WIDTH VARIES FROM 14' - 20' WIDE. CONTRACTOR SHALL VERIFY QUANTITIES FOR BIDDING PURPOSES.
 - APPROXIMATE LENGTH 2025 LINEAR FEET.



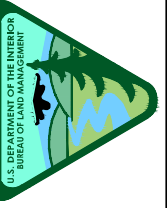
02 TYPICAL ROAD SECTION
 D4 AGGREGATE BASE

UNITED STATES DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT

REVENANT TRAILHEAD
 TYPICAL ROAD DETAILS

UTAH

PROJECT NO:	REVENANT TRAILHEAD	APPROVED	COLOR	COUNTRY	DISTRICT	ST. GEORGE	FIELD OFFICE
DESIGN OFFICE:	CGDO						
DESIGNED BY:	MJJ						
DRAWN BY:	MJJ						
CHK'D BY:							
APPROVED BY:	MJJ						
DATE:	May 7, 2025						



UTAH

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
HELL HOLE TRAIL HEAD
SITE PLAN

PROJECT NAME: HELL HOLE TRAILHEAD	MARK	DESCRIPTION	DATE	APPROVED
DESIGN OFFICE: CCDO				
DESIGNED BY: BLK				
DRAWN BY: BLK				
CHK'D BY: MAJ				
APPROVED BY: MJJ				
DATE: 03/24/2026				

SITE NOTES

SPACE IS LIMITED ON SITE. ALL STAGING SHALL BE DONE WITHIN THE CONSTRUCTION BOUNDARIES IN THE TRAIL HEAD OR IN THE TURN AROUND AREA ALONG HELL HOLE PASS ROAD. SITE IS ACCESSED BY A NATURAL GRADED DIRT ROAD. NO ADDITIONAL AREA MAY BE DISTRIBUTED TO ALLOW FOR TRUCK TURN AROUND. PLAN ACCORDINGLY.

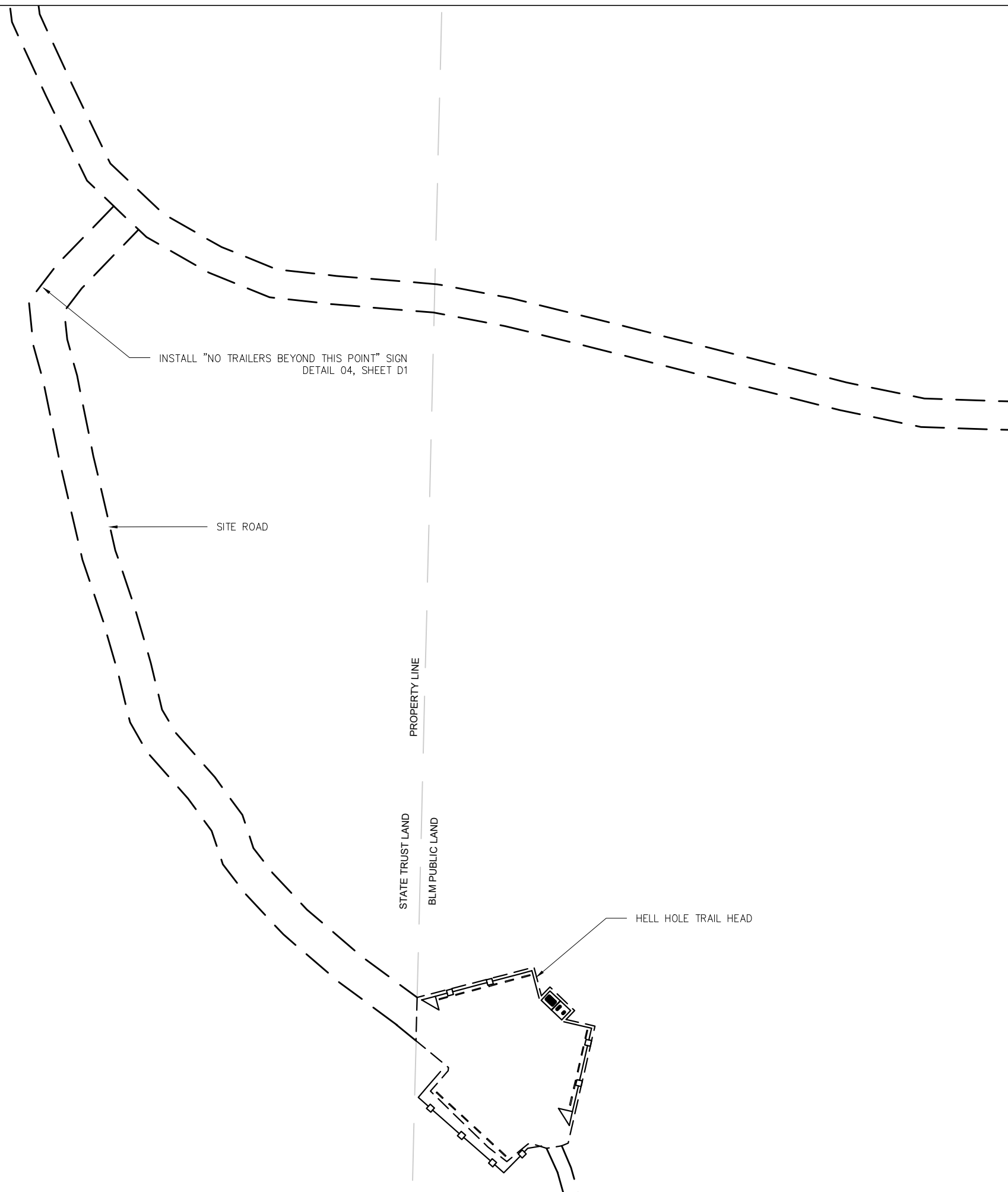
CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES AND OTHER TRAFFIC CONTROL FOR SITE CLOSURE.

TRAIL HEAD HAS BEEN PREVIOUSLY CLEARED AND GRADED EXCEPT FOR THE CONCRETE PAD WITH KIOSK AND BIKE EQUIPMENT.

CONTRACTOR TO PROVIDE EROSION CONTROL.

LEGEND:

--- ROAD EDGE



INSTALL "NO TRAILERS BEYOND THIS POINT" SIGN
DETAIL 04, SHEET D1

SITE ROAD

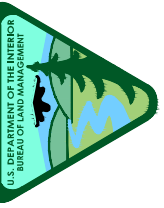
PROPERTY LINE

STATE TRUST LAND

BLM PUBLIC LAND

HELL HOLE TRAIL HEAD





UTAH

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
HELL HOLE TRAILHEAD
SITE PLAN

APPROVED	COLOR	COUNTRY	DISTRICT	ST	GEORGE	FIELD	OFFICE

DATE	DESCRIPTION	MARK

PROJECT NAME: HELL HOLE TRAILHEAD
DESIGN OFFICE: CGDO
DESIGNED BY: BLK
DRAWN BY: BLK
CHK'D BY: MAJ
APPROVED BY: MJJ
DATE: 03/24/2026

GOVERNMENT FURNISHED MATERIAL		
	QTY.	NOTES
FENCING	372 LF	PICK UP AT BLM WAREYARD
BIKE REPAIR STATION	1 EA	PICK UP AT BLM WAREYARD
BIKE RACK	1 EA	PICK UP AT BLM WAREYARD
KIOSK	1 EA	PICK UP AT BLM WAREYARD *ROOFING IS NOT PROVIDED, CORDINATE WITH GOVERNMENT FOR MANUFACTURER AND COLOR APPROVAL*

EXCAVATION VOLUMES(SUBGRADE)				
	SQ FT	CUT	FILL	NOTES
PARKING AREA	SUB GRADE ALREADY PREPARED. MINOR SMOOTHING AND TRASH CLEAN UP MAY BE REQUIRED			
CONCRETE PAD	264	MINIMAL	ROAD BASE	WASTE CUT MATERIAL ON SITE

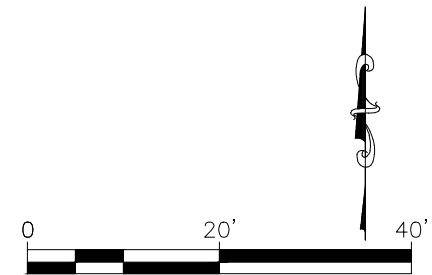
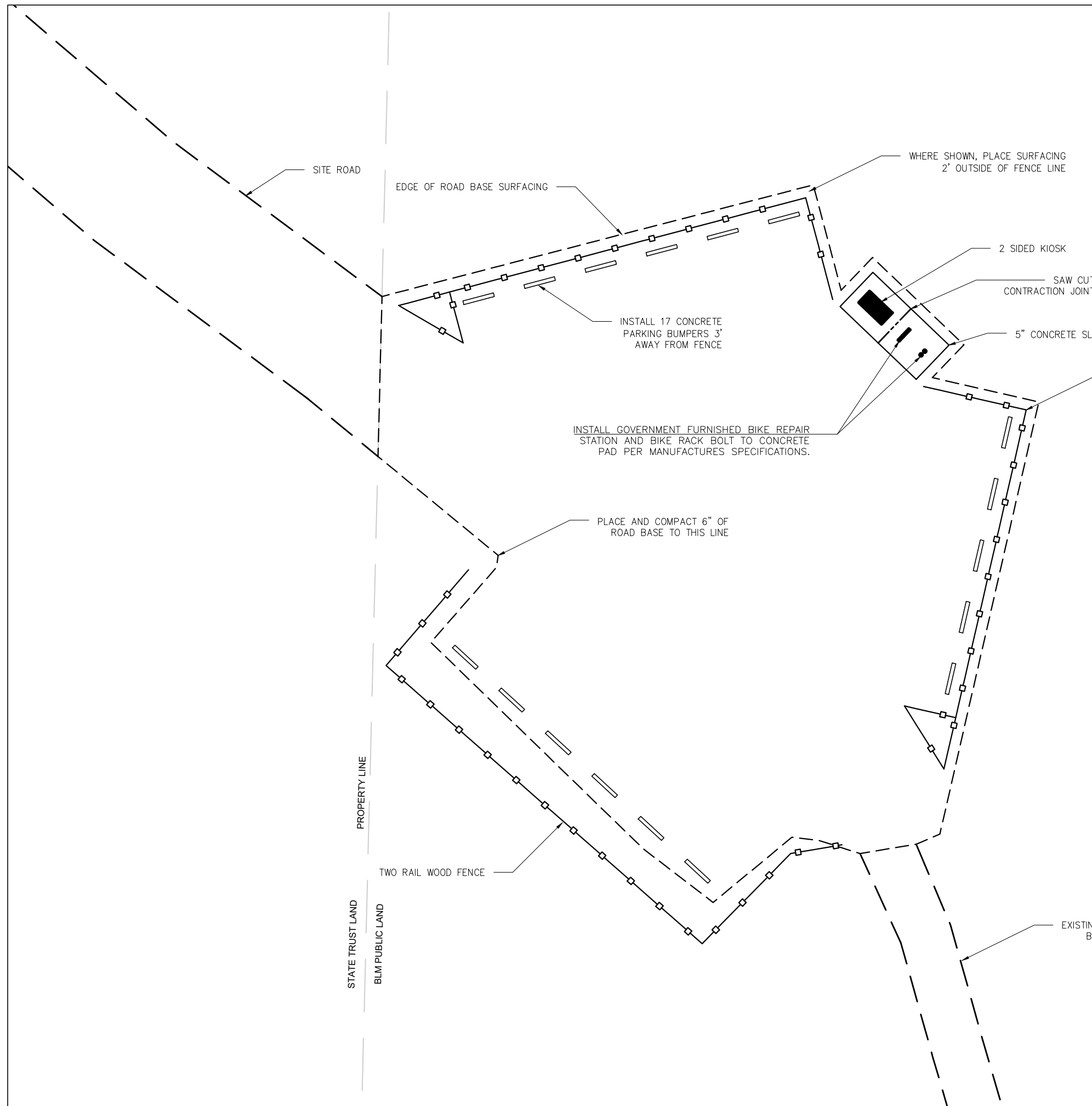
AGGREGATE VOLUMES			
	SQ FT	CUBIC YARDS	TOTAL NET
AGGREGATE BASE PARKING AREA (INCLUDES CONCRETE PAD)	11,411	212 CY	212 CY

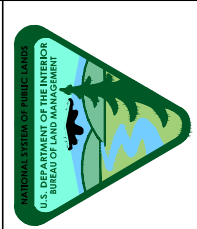
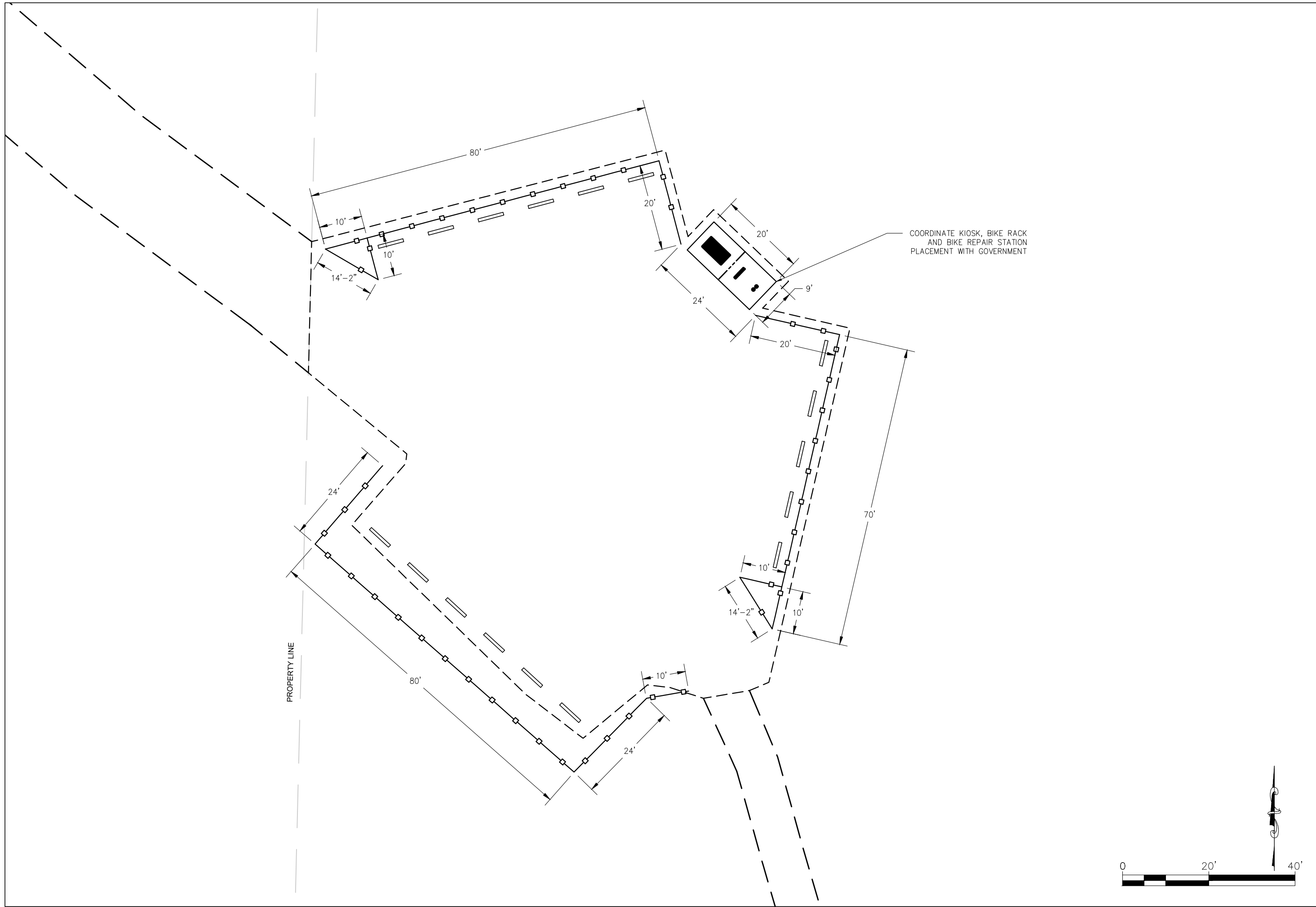
LEGEND:

- TWO RAIL WOOD FENCE
- ROAD BASE SURFACING LIMITS

PARKING

17 PARKING STALLS (12'X25')





UNITED STATES DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 HELL HOLE TRAIL HEAD
 SITE PLAN

ST GEORGE FIELD OFFICE

PROJECT NAME: HELL HOLE TRAILHEAD	APPROVED	DATE	DESCRIPTION	MARK
DESIGN OFFICE: CGDO				
DESIGNED BY: BLK				
DRAWN BY: BLK				
CHK'D BY: MJJ				
APPROVED BY: MJJ				
DATE: 03/24/2026				

